



Gaywood Community Centre

Gaywood Hall Drive King's Lynn, Norfolk, PE30
4EE

Email:

gaywoodcommunitycentre@gmail.com

Mob: 07834 700285



7 Peddars Drive, Hunstanton, Norfolk PE36 6HF
Email: james@jamesjohnsonltd.co.uk www.jamesjohnsonltd.co.uk
Telephone: 01485 534948

Gaywood Community Centre
Gaywood Hall Drive
Kings Lynn
Norfolk PE30 4EE

11 July 2023

Dear Adrienne,

Please find enclosed Annual Report for the year ended 31 December 2022.

We have examined the report and the financial activities for the year in question and in our opinion,
they can be: -

Certified as correct from information and records supplied
by Adrienne Dickens and by whom the accounts are signed;

Signed:

Date:

11 July 2023

James Johnson & Co (Accountants) Ltd
7 Peddars Drive
Hunstanton
Norfolk PE36 6HF

Head Office:

1A Jubilee Court, Hunstanton Road, Dersingham, Norfolk PE31 6HH

Registered Charity Number 303991



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ANNUAL REPORT

AND

**STATEMENT OF FINANCIAL
ACTIVITIES**

FOR THE YEAR ENDING

31st DECEMBER 2022



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GAYWOOD COMMUNITY CENTRE

Management Committee Report for the year ending 31st December 2022

The Management Committee present their report for the year ending
December 2022

The Members of the Management Committee during the year and
their appointing body.

Adrienne Dickens - Chairperson	Elected 16 th October 2017
Jeanette Bramham - Vice Chairperson	Elected 4 th March 2018
Keryn Middleton - Secretary	Elected 16 th October 2017
Robert Dickens - Treasurer	Elected 4 th March 2019
Kerrie Toll - Media and Projects	Elected 4 th March 2019
Denise Mansell - Assist. Secretary	Elected 16 th October 2017
Elizabeth Goldsmith - Bookings Administrator	Elected 4 th March 2019
Diane Langridge - Committee Member	Elected 5 th April 2018
Sue Morrison - Committee Member	Elected 5 th April 2018
Marilyn Johnson - Committee Member	Elected 4 th March 2020
Nicky Broadwater - Non voting volunteer	
Bill Maddison - Non voting volunteer	
Marc Smith - Non voting volunteer	
Craig Woolmer - Non voting volunteer	
Vicky Fox - Non voting volunteer	

The Management Committee members are elected or appointed on a triennial basis with the officers being elected from the Membership of the Management Committee.

The Annual General Meeting will normally be held in February/March or as soon as is reasonably possible.

The Charity is duly Constituted and Registered with the Charity Commission Reg. No. 303991.

Registered Charity Number 303991



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The Address of the Charity is: Gaywood Hall Drive (opp. Gaywood Cemetery), King's Lynn, Norfolk, PE30 4EE.

OBJECTS, ORGANISATION AND ACTIVITIES

The Charity is established to promote the benefits of the inhabitants of the areas of Gaywood, Fairstead and the surrounding district without any distinction of sex, race, colour, political, religious or other opinions, by associating the Local Authorities, voluntary organisations and inhabitants, in a common effort to advance education and to provide facilities in the interest of the social welfare for recreation and leisure time occupation, with the object of improving the conditions of life for the said inhabitants.

In furtherance of the above objects, to provide facilities for use by the Community at the premises known as The Gaywood Community Centre and to allow for hire such facilities, to provide an income to adequately maintain such premises.

The Charity is organised as an Independent Association of local residents with a Managing Committee comprising of elected and nominated members. Activities include not only the provision of premises for the use by the general public, but also provides premises for its own fund-raising activities. We have a variety of groups using the Centre on a regular basis, including dance groups and baby sensory group, as well as functions held throughout the year, such as Bingo, Fairs, Boot Sales and Quiz's. Members of the public use the hall for birthdays young and old, wedding receptions and parties etc.

REVIEW OF PROGRESS AND ACHIEVEMENT IN 2022

In the beginning of 2022 the future was still uncertain due to COVID-19 so we were not expecting much but the Committee still saw the following repairs carried out.

The toilets were refurbished to a very high level, as previously we had 'made do' and just replaced the cubicles and repainted in 2018. In both the men's and the lady's we have now totally replaced the actual toilets, sinks and vanity units and in

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the men's we've also replaced the urinals. We have retiled all the walls and have also had the floor replaced with a new hard wearing washable floor and had all the plumbing checked and mapped.

In 2022 the 'Small Hall' was and Annexes were also totally renovated and the Small Hall and all of one Annex, converted into a coffee shop. This has been carried out to a very high specification. Work is almost finished on self-contained toilets for the coffee shop (currently they use the main toilets for the Centre), with the coffee shops own toilets on target to be completed by the end of the year and a further project planned to provide a conference/meeting room from the Annex. We all feel this has been a brilliant project and has earned itself several very complimentary reviews already.

As we had the Outside Gym equipment put up in 2021 for the Community use in 2022, we wanted to be able to install a play park for the younger children. With the Hall situated in such a beautiful area it would be an ideal addition. This we will now be able to start in 2023 as we have now been approved for a grant for £40,000 With the planning permission now also we believe, the parents that attend the children's groups hiring The Hall will benefit from the Coffee Shop and the Play Park greatly.

PLANS FOR 2023

The Main Hall is the most used room in the building and when we took over as a committee in 2018 we only had this area 'touched up' to enable immediate use. In 2023 we would like to have the Main Hall completely refurbished - redecorated, air conditioning units, stage area upgraded; as this is our biggest income area, however, we know this is going to cost a great deal of money, so we will try to gain funding for this.

We would still dearly like to replace all the chairs (around 200), as they are aging now with many becoming unsafe and looking very tatty. We bought some new tables in 2018 but feel we could ideally do with another 10 plus a holding trolley. This was something we had wanted to do in 2020 but with very little money coming into The Hall we couldn't justify this expense.

The area immediately outside the Community Centre slopes toward the building and is gravelled to an extent. This isn't very suitable for disabled access and also tends to hold water in heavy rain as the ground is now compacted and the water doesn't drain affectively. We would like this area assessed and replaced with new ground cover that is more suited to the area.

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When the building was upgraded with cladding, it unfortunately showed large areas around the bottom of the building at ground level, that are unlevel and need a base; we also need the drainage pipes coming from The Hall assessed as the 'down pipes' just empty onto the grass. Again, this is something that we plan to correct and will look for funding where possible.

The Charity acknowledges the invaluable help of our Management Committee and all volunteers that help run the Community Centre and have given their spare time to help with the refurbishment.

FINANCES

The Charity bankers are Barclays Business Centre, High Street, Kings Lynn, Norfolk

The independent examiner is James Johnson & Co (Accountancy) Ltd, 7 Peddars Drive, Hunstanton
Kings Lynn Norfolk PE36 6HF

Signed: Adrienne Dickens

Name: Adrienne Dickens

On behalf of the Management Committee

Date: 08/07/2023

FINANCES (CONT)

INCOMING RESOURCES	NOTES	UNRESTRICTED FUNDS	RESTRICTED FUNDS	2022	2021
Savings/Grants /Funding/Loans	4	0.00	25,950.33	25,950.33	37,000.77
Hire of Halls		17,029.50	0.00	17,029.50	14,598.84
Car Boot/Bar/Bingo/Other		64,170.37	0.00	64,170.37	35,918.89
Utilities (back charge pavillion coffee house)		570.72	0.00	570.72	250.00

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Petty Cash		0.00	0.00	0.00
		0.00		
Total Incoming Resources			£107,720.92	£87,768.50
RESOURCES EXPENDED			2022	2021
Savings/Grants /Funding			19,000.0	0.00
Refurbs and Maintenance	5		0	51,465.1
			19,285.4	7
			2	
Loan Repayments	4		4,809.33	1,401.98
Utilities			10,092.3	11,625.4
			8	6
Car Boot/Bar/Bingo/Other			48,748.0	22,453.6
			6	9
Deposit Returns			2,284.50	795.00
Total Resources Expended			104,219.69	£87,741.30

GAYWOOD COMMUNITY CENTRE				
BALANCE SHEET AS AT 31st DECEMBER 2021				
FIXED ASSETS	NOTES		2022	2021
Building	2			£608,682.0
£608,682.00				0
Tangible Assets			£	£ -
CURRENT ASSETS	NOTES		2022	2021
Balances at Bank:				
Current Account 1 (General)				£1,110.35
£4,611.88				
Current Account 2 (Grants)				£17,000.00
£11,003.49				
OUTSTANDING LOANS	NOTES		2022	2021
Council Loan	4			£7,740.00
£6,240.00				£13,598.02
Loan from Barclays Bank				
£10,500.00				
Outstanding Loans				
£16740.00				£21,338.02
GAYWOOD COMMUNITY CENTRE				
Notes to the Accountant for the year ending 31st December 2022				

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1. Accounting Policies - General

These accounts have been prepared under the historic cost's convention and in accordance with applicable accounting standards and the Statement of Recommended Practices on Accounting by Charities

2. Fixed Asset

Building (cost recalculated for Insurance purposes)	£	608,682.00
Tangible Assets used by the Charity		Furniture and Equipment
Charge for the year	£	-
At 31.12.2022	£	-

GAYWOOD COMMUNITY CENTRE

Notes to the Accountant for the year ending 31st December 2022

3. Summary of Net Assets by Funds

Fixed Asset

Buildings Insured	608,682.00
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4. Donations, Grants and Loans

	2022	2021
	£0.00	£0.00
	£0.00	£0.00
Council Bin Funding	£200.00	£10,000.00
NCF Grants (Jubilee, D Toilets)	£750.00	£10,000.00
Donations	£0.00	£0.00
Historic debt - Council Loan	£6,240.00	£7,740.00
Loan from Barclays Bank	£10,500.00	£13,598.02

5. Repairs and Renewals carried out throughout the year

	£19,285.42	£51,465.17
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